



Deerwood Carriage Home News

Board Newsletter

Volume II, Issue I
June 2006

New HOA Board Elected

In early May your new Homeowners Association Board was elected. Three new elected officers were chosen. A transition Board meeting was held in May to welcome the new members and to thank the two outgoing officers for their services.

Your new board members are:

- Lenny Rankin—HOA Board President
- Dennis Mazar—HOA Board Vice President
- Jim Palmieri—Treasurer
- Doug Scalice—Secretary
- Howard Josephson— Trustee



Your new Board is working hard to get resolution on several key issues that affect our community. Information will be shared at our next Homeowners Meeting.....

The Board would like to express our sincere thanks and appreciation to Bernie & Brian for their tireless efforts and hard work over the last year. They have laid the ground work for the new board to move forward to serve this community.

We look forward to serving the community and keeping everyone well informed.

Sprinkler System Update!

Sprinkler system inspections have now been completed in all four Town home Phases (T1 through T4). The inspections were conducted with a Board member, Lipinski Landscaping, Dan Licardo from Target and Father Nature (former landscape contractor) in attendance. The purpose of the inspections were to identify any/all repairs or corrections that were required to the functionality of the system as well as make the final transition from Father Nature to Lipinski. A new PSE&G meter was installed for T4 and sprinkler head repairs are scheduled for immediate remediation.

All systems should now be operational. If you are experiencing sprinkler system problems, please contact Target Property Management to report it.

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Next Homeowners Association Meeting will be held on Tuesday July 11, 2006 at the Deerwood Club House - 7:30pm

IS WATER RUN-OFF TAKING A TOLL ON YOUR PROPERTY?

Several properties have complained about sink holes next to or near their driveways. Beazer advises that they are re-visiting this issue with a number of properties. They are not certain of the cause at this time. Beazer is checking with camera's for any potential leaks in the utility line. One of our Homeowners offers this possible solution.

There are several instances of property erosion possibly being caused by water run-off from your downspout. If the downspout does not extend far enough into your driveway, and the slope of the driveway is toward your lawn, this could be causing the dirt in your lawn and possibly under your driveway to wash into the street. The easiest way to tell is; after a rainstorm, do you have dirt build-up on your sidewalk or in the street?

The easiest way to fix the problem is to get a flexible downspout extender, available at Home Depot for about \$8.00. Bend it so the water runs from the downspout to the middle of your driveway. (This is probably a good idea for everyone).

You may also need to check the ground under your driveway. In our instance, we had lost about 3 inches of dirt about 18" in, for about 5 feet. This could cause your driveway to cave in over the years if not fixed. Drainage stone can be purchased to replace the ground under the driveway.

Please note: We are not construction experts, and this problem is not just an issue in Deerwood, but can happen in any new community.

Community Pet Reminder

The hot weather is here and a reminder to all pet owners to provide plenty of fresh cool water for their dogs, cats and other pets to drink. Don't leave your pets in hot cars, even if the windows are cracked open, as the temperatures inside a car in the heat of summer can easily reach well over 100 degrees. When walking your dog, please be mindful of others grass and property areas and always clean up after your dog... If everyone does their part, our community will stay clean and beautiful for a long time to come.

Trash Guidelines

Trash collection is once per week. *For Deerwood, this would be each Tuesday.* Weather sometimes presents challenges for all homeowners for both trash collection and recycling. It is imperative that all guidelines are followed when putting your trash out....Please be sure to place trash at the curb on the assigned day by 6am. Please be sure to clearly marked all your containers with your address, so that your neighbor can return them to you when they blow halfway down the street after pickup. All trash containers should have lids, including your Recyclable containers. Lids prevent wind from blowing your recycling all over the community. Wherever possible, all trash should be placed at the curb in containers, especially in hot weather. Lids for Recycling containers can be purchased at the Rutgers Eco-Complex on Columbus Rd. Make a left on Woodlane, make left onto Jacksonville and another left onto Columbus Rd. **Remember, recycling is picked up every other Friday, except certain holiday weeks. Check your recycling calendar issued from the township.**

TIP: Want to keep your trash and recycling lids from blowing off and down the street? Simply use heavy duty cable ties to secure lid handles to cans. If there is not a handle, drill a small hole and secure with heavy duty cable ties.



There are several instances of property erosion possibly being caused by water run-off from your downspout.



Community Information



Make a difference in your community and get involved.....

Join one of the many committees we have to help make a difference in our community. Contact Target to join one of the following.....

Rules Committee

Architecture Committee

Social Committee

Landscape Committee

Clean-Up Committee

Notice Regarding Exterior Changes!

Please be advised that all exterior changes to your home must be approved by the Architecture Committee. If you would like to make a change, please review the rules and then apply with the ARC Form to Target for review. Failure to do so could result in a violation of the rules, fines and the subsequent correction or removal of the modification. Please visit our website for more information and the required paperwork. This is imperative to maintain the appearance, consistency and value of this community.

Take It Easy!

Please keep in mind that the speed LIMIT is 25mph on Country Club Drive and other roads throughout Deerwood. Please respect the law, your neighbors safety and the safety of our children. The Westampton Police are aware of the speeding problem and have petitioned the State to begin issuing speeding tickets for all violations!

Property Management Office

Target Property Management

733 E. Route 70, Suite 407

Marlton, NJ 08053

Phone: 856-988-8000

Fax: 856-988-8661

Deerwood Website Update!

The Board is in the process of updating the website and transitioning control for the website. Updates to the site will be forthcoming in the near future. We'll keep you posted...

Dan Licardo is our Property Manager. Anyone who attended the last full Homeowners Association meeting met Dan. Dan is responsible for working with our Board and residents to resolve concerns and issues. We are looking forward to working with Dan and Target and partnering with them to build a great community and enhance our living experience in Deerwood. Dan can be reached @ Target on ext 320 and via email at: dlicardo@targetpm.com

Deerwood Road Paving

All property owners have received a letter from Beazer Homes concerning top paving operations for the following streets: Sawgrass, West Country Club Drive, Cypress Point Road & Doral Drive.

Road Milling has already started the week of June 19th with final road paving to take place the following week. Property owners on the above streets are asked to cooperate and not park in the street after 7:30am to facilitate these operations. Once road paving begins, residents will need to park either in the Tennis Court area or on Greenbriar Drive. You will not be permitted to drive on the newly paved road for approximately an hour or so...Residents are urged to note this and make alternate parking plans. Beazer will have an employee on-site to help coordinate any special arrangements residents may have.

All questions can be directed to Beazer Land Development—Jim VanHandle @ 609-209-0992



Have any Idea's for our Community Newsletter?

Email us on the Deerwood Website @
www.deerwoodestates.com



**Have a Happy and Safe
4th of July!**

Committee Meeting Schedule

Architectural Committee—Meets the 4th Tuesday of each month. No meeting will be held if there aren't any new applications or pending business to meet on. Applications that come in after the meeting date, will be reviewed at the following month's meeting.

Landscape Committee—Meets the first Tuesday of each month. No meeting will be held if there aren't any applications from homeowners or the ARC committee, or no pending business.

Clean-Up Committee—Meets once monthly on a Saturday to walk the community and keep it beautiful, weather permitting.

Rules Committee—Meets routinely to review, clarify and develop community rules.

Social Committee—Meets routinely to plan community events.

Note: Future newsletters will include committee calendars for your convenience.

ARC Committee Meeting Calendar

Meeting Place - Club House

Time: 7pm

July 25, 2006

August 22, 2006

September 26, 2006

October 24, 2006

November 28, 2006 (if necessary)

December 2006 (no meeting)

January 23, 2007 (if necessary)

February 27, 2007

March 27, 2007

April 24, 2007

May 22, 2007

June 26, 2007

Please note that all meetings are dependent on the type and number of applications received.